



Walpole Fire Department

Emergency Services

Timothy F. Bailey, Jr.
Chief of Department

20 Stone Street
Walpole, Massachusetts 02081

Station One
(508) 668-0260

Paul C. Barry
Deputy Fire Chief

Fax
(508) 660-7351

To: Board of Appeals
From: Paul C. Barry, Deputy Fire Chief **PCB**
Date: December 9, 2020
RE: Location: 270 Moosehill Road
Moose Hill Condominiums 40B
ZBA 20-24

The Fire Department has reviewed the plans and application for the location noted above, and offers the following comments:

1. A street name shall be submitted per Town of Walpole Regulatory By-Laws sec 505-1.
2. We request the roadway be paved to a width of a minimum of 26 feet.
3. If the roadway is to remain at the proposed 20 feet the following will need to be adhered to per the Massachusetts State Fire Code 527 CMR 1:
 - a. sec 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet (6.1 m).
 - b. sec 18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.
 - c. sec 18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.
 - d. sec 18.2.3.5.1 Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both.
 - i. Parking restrictions for the roadway shall be mandated with signs posted and roadway markings.
4. We question if there is sufficient visitor parking made available.
5. The project and roadway shall comply with 527 CMR 1, including but not limited to:
 - a. sec 18.1.1.4 The fire apparatus access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by swept path analysis and turn simulation software.
 - b. sec 18.1.1.5 The fire apparatus access plans shall bear the seal and signature of the responsible registered professional engineer.

- c. sec 18.2.2.1.1 Approval of access roads shall be subject to the AHJ and capable of supporting the imposed loads of fire apparatus and shall be provided with an all-weather driving surface and shall be maintained as provided.
- d. sec 18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around
 - i. The Fire Department prefers a typical rounded cul-de-sac at the end of the proposed roadways, for safety reasons, we try to minimize having our apparatus backing up.
- 6. Fire hydrant locations are not shown on the proposed roadway; the Fire Department would prefer to work with the applicant on new fire hydrant quantities and locations.
- 7. When possible, the Fire Department prefers to have the water main looped.
- 8. All landscaping shall take into consideration overgrowth into the roadway to avoid future damage to fire apparatus.

If there are any questions or concerns, please do not hesitate to contact me.

We thank the Board for the opportunity to provide these comments and look forward to working with the applicant.